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RICKMANSWORTH ROAD, PINNER, MIDDLESEX, HA5 3TJ



PRICE....£775,000....FREEHOLD

This extended three bedroom detached house (1279 sq ft/119 sq m) is presented in excellent order throughout. The accommodation includes a cosy living room with wood flooring and real effect fireplace, and a 22' open plan kitchen/dining and family area with Bi Fold doors and skylight windows filling the area with natural light. There is also the benefit of a 12' utility room and a ground floor shower room. The utility room has its own front and rear access and could be converted into a home office, if required. The first floor has two double bedrooms with wall to wall fitted wardrobes, a 9'6 bedroom three and a family bathroom. Outside the block paved front drive provides parking for three cars and the Southwest facing rear garden has a raised patio, main lawn and a summer house. Northwood Hills shopping facilities and train station (Met. Line) are within half a mile and Pinner town centre is a mile away.

020 8866 0222









COUNCIL TAX

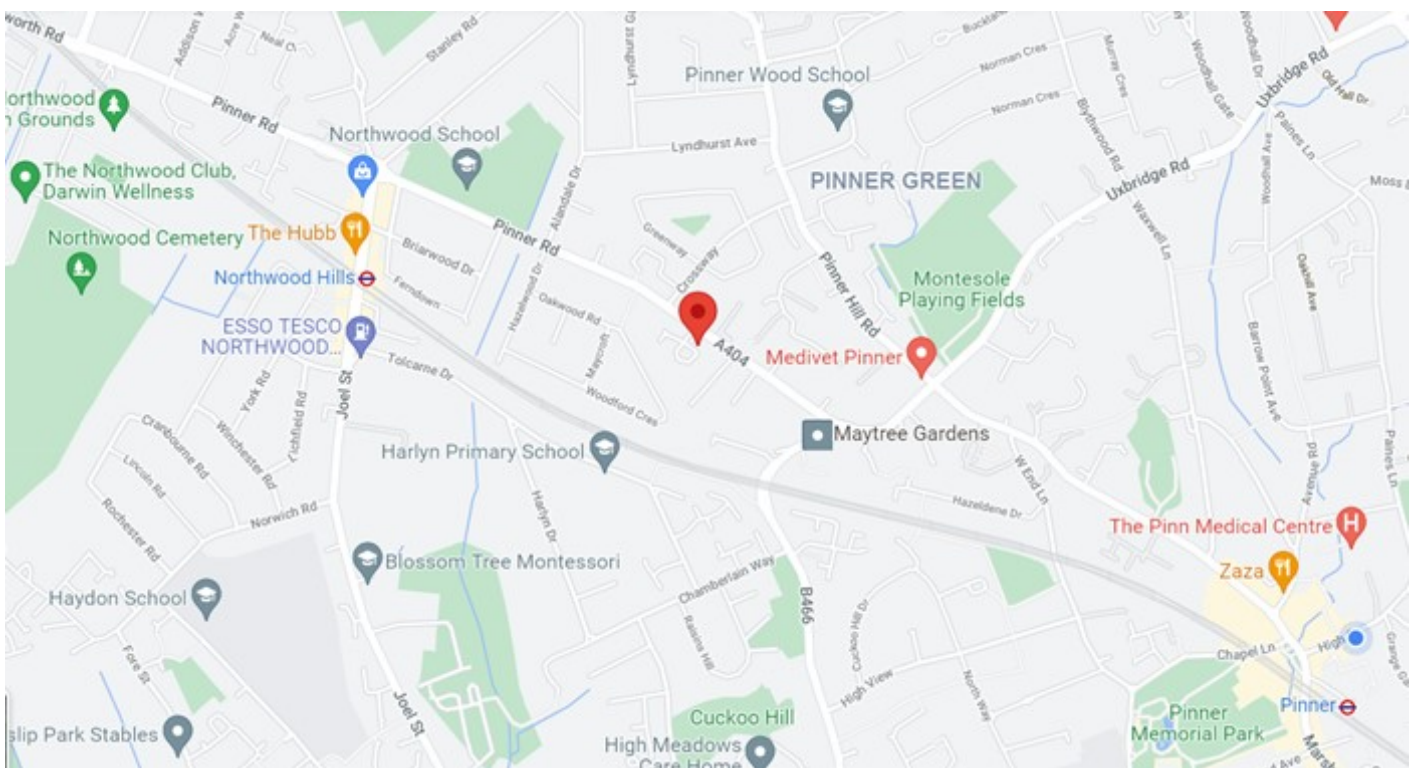
London Borough of Harrow - Band E - £2,398.44

LOCAL SCHOOLS

Pinner Wood School - 0.31 miles
West Lodge Primary School - 0.72 miles
Pinner High School - 1.47 miles
Nower Hill High School - 1.56 miles

LOCAL TRANSPORT

Northwood Hills Station (Metropolitan Line) - 0.6 miles
Pinner Station (Metropolitan Line) - 1.0 miles



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

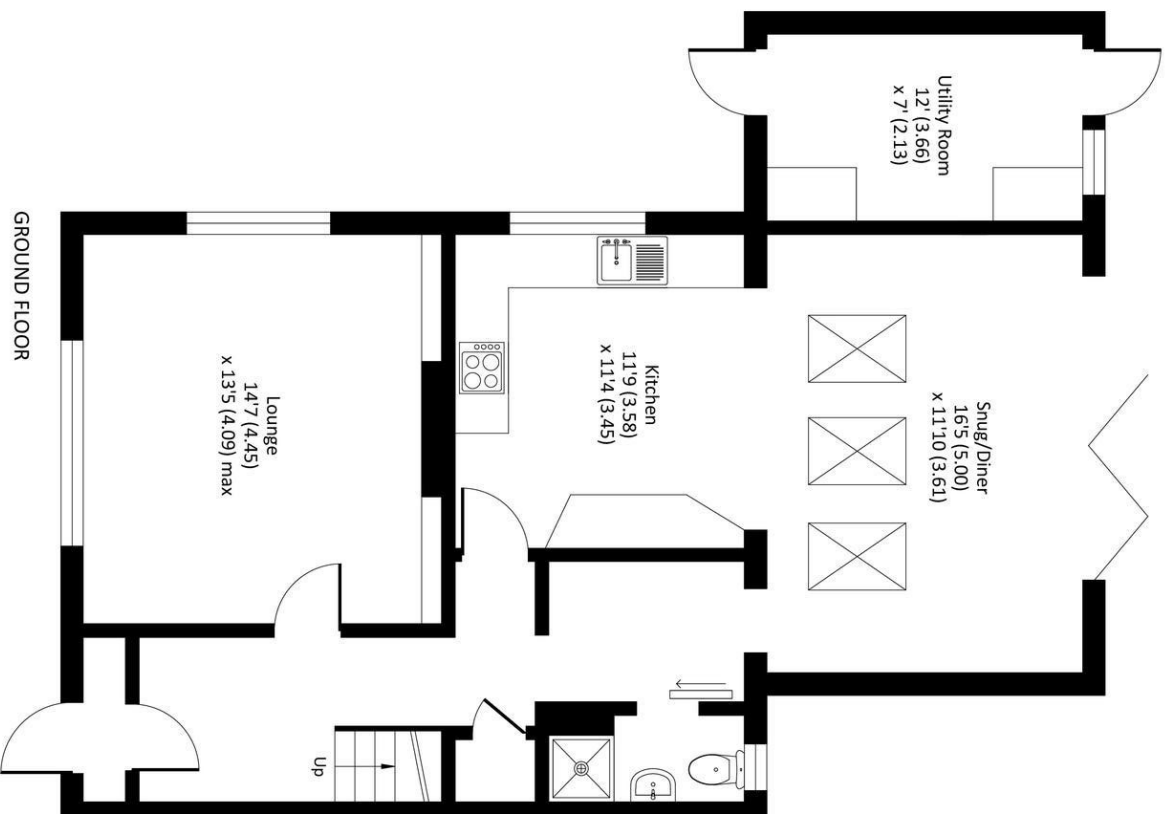
Rickmansworth Road, Pinner, HA5 3TJ

Approximate Area = 1285 sq ft / 119 sq m

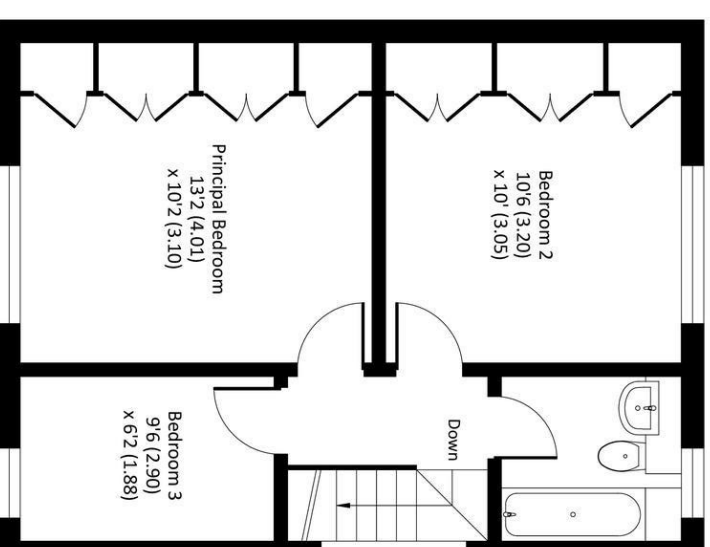
Utility Room = 83 sq ft / 8 sq m

Total = 1279 sq ft / 119 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Gibbs Gillespie. REF.: 709229